

## WARRANTY DEED

<b>THIS INSTRUMENT WAS PREPARED BY</b> H. Mark Beanblossom, Attorney, 1713 Kirby Parkway, Suite 100, Memphis, TN 38120 Phone No. (901) <del>753-1000</del> <sup>753-0300</sup>					
<b>ADDRESS NEW OWNER(S) AS FOLLOWS:</b> Harold E. Walters (NAME) 7740 Mary Dudley Drive (ADDRESS) Olive Branch, MS 38654 (CITY) (STATE) (ZIP)		<b>SEND TAX BILLS TO:</b> Commercial Bank and Trust Company (NAME) 2205 West Street (ADDRESS) Germantown, TN 38138 (CITY) (STATE) (ZIP)		<b>MAP-PARCEL NUMBERS</b> 2063-0802.0-00010.00	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary D. Nunn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold E. Walters and wife, Adrienne L. Walters, As Joint Tenants With Right of Survivorship and not as Tenants in Common, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DESOTO COUNTY, STATE OF MISSISSIPPI, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 10, Payne Flynn Subdivision, in Section 8, Township 2 South, Range 8 West, Desoto County, Mississippi, as shown by the plat appearing of record in Plat Book 30, Pages 37-38, in the office of the Chancery Clerk of Desoto County, Mississippi.

This being the same property conveyed to Grantors by Warranty Deed of record at Book 211, Page 806, in the Chancery Court Clerk's Office of Desoto County, Mississippi.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 30, Pages 37-38, in the Chancery Court Clerk's Office of Desoto County, Mississippi; also subject to easements of record at Book 417, Page 571, in said Clerk's Office; also subject to 2003 City of Olive Branch and 2003 Desoto County Taxes which are not yet due and payable.

"Karen Nunn, spouse of the above named Grantor, hereby conveys any and all of her right, title and interest in the property herein by virtue of marriage, but makes no warranties of title whatsoever."

## GRANTORS:

P.O. Box 1383  
Olive Branch, MS 38654  
 HOME: (901) 362-9059  
 OFFICE: (901) 399-6560

unimproved ☐

This is improved ☒ property, known as

## GRANTEES:

7740 Mary Dudley Drive  
Olive Branch, MS 38654  
 HOME: (901) 756-9201  
 OFFICE: (901) 399-6986

7740 Mary Dudley Drive, Olive Branch, MS 38654

(House Number)

(Street)

(P.O. Address)

(City or Town)

(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of August, 2003.

Gary D. Nunn  
 Gary D. Nunn

Karen Nunn  
 Karen Nunn

STATE MS.-DESOTO CO. 20  
 FILED 20

SEP 3 1 50 PM '03

BK 452 PG 24  
 W.E. DAVIS CH. CLK.

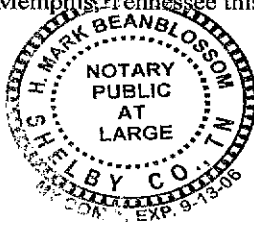
STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gary D. Nunn and wife, Karen Nunnto me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Memphis, Tennessee this 29th day of August, 2003.

Commission expires:



Notary Public